083.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,400 / 630,400
					USE VALUE:	630,400 / 630,400
					ASSESSED:	630,400 / 630,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AIKEN DONALD L-MARGARET A
Owner 2:	
Owner 3:	
Street 1:	50 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,987 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Asbestos Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6987.000	186,000	3,700	440,700	630,400
Total Card	0.160	186,000	3,700	440,700	630,400
Total Parcel	0.160	186,000	3,700	440,700	630,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.68 | /Parcel: 521.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51874

GIS Ref

GIS Ref

Insp Date 10/19/18

!6756!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,400	3700	6,987.	440,700	630,800	630,800	Year End Roll	12/18/2019
2019	101	FV	176,100	3300	6,987.	434,400	613,800	613,800	Year End Roll	1/3/2019
2018	101	FV	176,100	3300	6,987.	333,700	513,100	513,100	Year End Roll	12/20/2017
2017	101	FV	176,100	3300	6,987.	314,800	494,200	494,200	Year End Roll	1/3/2017
2016	101	FV	176,100	3300	6,987.	289,600	469,000	469,000	Year End	1/4/2016
2015	101	FV	166,200	3300	6,987.	270,700	440,200	440,200	Year End Roll	12/11/2014
2014	101	FV	166,200	3300	6,987.	249,300	418,800	418,800	Year End Roll	12/16/2013
2013	101	FV	166,200	3300	6,987.	249,300	418,800	418,800		12/13/2012

PRINT

Date	Time
12/10/20	21:28:41

LAST REV

Date	Time
07/22/19	10:18:08
apro	
6756	

USER DEFINED

Prior Id # 1:	51874
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	753-11		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
11/25/2008	Meas/Inspect	355	PATRIOT
2/15/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6987		Sq. Ft.	Site		0	70.	0.90	6									440,729						440,700	

Total AC/HA: 0.16040 | Total SF/SM: 6987 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,729 | Spl Credit | Total: 440,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.93008012
Adj $ / SQ:	163.229
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288848
Depreciation:	102830
Depreciated Total:	186018

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

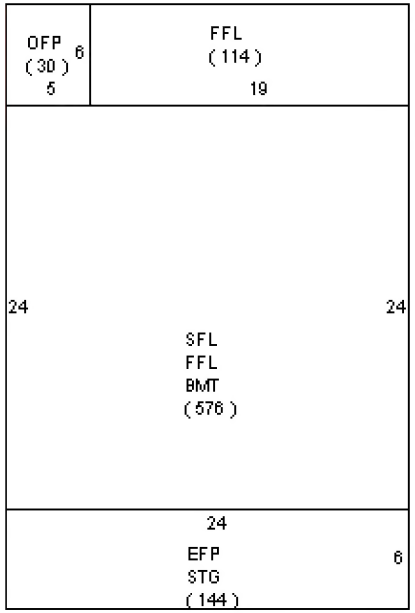
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



Sum Area By Label :
SFL = 576
FFL = 690
BMT = 576
EFP = 144
STG = 144
OFP = 30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	690	163.230	112,628
BMT	Basement	576	48.970	28,206
SFL	Second Floor	518	163.230	84,618
EFP	Enclos Porch	144	42.910	6,178
STG	Storage	144	6.870	990
OFP	Open Porch	30	40.920	1,228

Net Sketched Area:	2,102			Total:	233,848
Size Ad	1208.3999	Gross Are	2160	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.23
Special Features:	0	Val/Su Net:	88.49
Final Total:	186000	Val/Su SzAd	153.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	FR	1925	20.44	T	50	101			3,300			3,300
19	Patio	D	Y	1	9X10	F	FR	2000	5.40	T	19	101			400			400

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700